

36 Broadway  
Stoneham, MA 02180  
July 21, 2014

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Chairman of Stoneham Board of Appeals  
Stoneham Town Hall  
Stoneham, MA02180

Mr. Saltzman:

The proposed project known as The Commons at Weiss Farm is center stage now that Corcoran and Company has received preliminary approval. It is incumbent upon the ZBA to examine all aspects of the Corcoran proposal, water and sewer systems included. Over the years the Town of Stoneham has been diligent in maintaining and upgrading the water and sewer system. However, some of the infrastructure dates back many years. History of the referenced area reveals the system rests upon wooden piles. Can this system take different conditions/ additional demands of this proposed project? Once ground water levels are diminished due to the addition of impervious surfaces or there are changes in the natural flow of streams which can be diverted or blocked, this infrastructure stands to lose its integrity. The entire building site with its new high rise buildings could affect the water levels. Before anything takes place, the condition of the piles must be carefully studied. The water levels beneath the surface land area must be evaluated. Study of the effects of disturbing groundwater must be made before change occurs.

The farmland is known for its wetland and flooding. This will require proper and adequate drainage. Intermittent streams and months of standing water already exist. How will these existing conditions change and withstand the addition of high rise apartments? It behooves the ZBA to be certain that all conditions pertaining to water, sewerage, and drainage be addressed and examined by those with expertise in these matters. It was the apartment buildings across from the Weiss Farm site (177 and 179 Franklin Street) that experienced severe settling problems. Who is prepared to guarantee this problem will not occur in the large buildings to be constructed on the wetland area known as Weiss Farm? This site demands the expertise of a hydrogeologist before any construction can proceed.

As a member of the Stoneham Water and Sewer Review Board, I believe there is much to be examined before the Corcoran project can be accepted.

Respectfully,

John L. Bracciotti

Member of the Stoneham Water and Sewer Review Board

Cc: Stoneham Board of Selectmen